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May 7, 2008

Arne Simonsen, Chair, and Commissioners
Linda Fiack, Executive Director
California Delta Protection Commission
14215 River Road
Walnut Grove, CA 95690

Commission Meeting Thursday May 22, 2008, Revised Old Sugar Mill Project,
Clarksburg, Commission Consideration of Consistency of Project with Land Use Policy 4

Dear Chairman Simonsen and Commissioners,

I represent the Concerns Citizens of Clarksburg, an unincorporated association of residents of Clarksburg, CA, and some individuals who are concerned about the proposed Old Sugar Mill Specific Plan and related County approvals for residential and commercial development (collectively, the "OSMSP" or "Project"), located in the unincorporated community of Clarksburg, Yolo County, in the Delta Primary Zone. My clients continue to oppose the Project as revised and approved by Yolo County on March 11, 2008. At its meeting of March 27, 2008, the Commission found the revised Project to be consistent with Land Use Policy 3, and Inconsistent with Levee Policy 3. Evidence and argument was presented as to whether the revised Project was consistent with Land Use Policy 4. After discussion, the Commission requested further information from staff and continued its review to May 22, 2008 to receive additional information, public testimony addressing LU-4, and Commission deliberation and decision.

A. The Revised Project is Inconsistent with Land Use Policy 4 (14 Calif. Code of Regulations 20060(d)):

"New non-agricultural residential development in the Primary Zone, if needed, shall be located within the existing Primary Zone communities where support infrastructure and flood protection are already provided." (emphasis added).

Each of the emphasized portions of LU-4 will be separately addressed below:

1. **"New non-agricultural residential development" is not "needed" on the Project site.**

The residential component of the revised Old Sugar Mill project would be yet another small suburban island in the midst of Central Valley farmland. Most residents could be expected to commute by automobile to nearby urban employment centers. County has not shown that it is "needed".

LU-4 is applicable only to the residential component of the Project and does not affect the existing winery and future commercial or industrial uses on the site.

a. There are significant unused housing opportunities in Clarksburg

The Act and Plan do not restrict residential uses on parcels in Clarksburg and elsewhere which were zoned for residential use prior to January 1, 1992, provided that such uses are consistent with the zoning that existing prior to January 1, 1992.

A member of Concerned Citizens of Clarksburg, surveyed parcels in the town of Clarksburg which were designated for residential use prior to January 1, 1992, and found the following:

Ten vacant parcels in Clarksburg were zoned for residential use prior to January 1, 1992 but are presently vacant and undeveloped, as follows:

1 lot	36075 N School Street	(Fernandez)
4 lots	52810 Alexandria Court	(Lawler)
4 lots	Netherlands Avenue	(Stanich, Carvalho)
1 lot	36651 S Center Street	(Seebeck)

One vacant house is for rent, at 52680 Clarksburg Road (Roth).

Twelve vacant apartments are available for rent, as follows:

52868 Clarksburg Road/ 3 units rental	(Roth)
36569 South Center Street/2 units rental	(Roth)
52868 Clarksburg Road/ 3 units rental	(Roth)
52971 Clarksburg Road	(Coots)
52967 Clarksburg Road	(Coots)
52963 Clarksburg Road	(Coots)
52955 Clarksburg Road	(Coots)

The following homes are vacant and in poor condition, but could be rehabilitated or replaced with new homes and made available for sale:

36560 South Center Street
35750 Willow Avenue
35850 Willow Avenue

During the past 12 months (April 2007 – April 2008), two homes were sold (52445 Netherlands Ave and 36560 Riverview), and four homes were listed for sale but were withdrawn from the market due to lack of buyers (36560 Riverview, 52956 Sacramento Street, 52981 Sacramento Street, and 36226 N Center Street).

This is a substantial amount of unused housing opportunity for a community of only 132 homes

b. Nearby West Sacramento and Sacramento are processing project approvals for thousands of new homes within a short distance of Clarksburg

The Southport area of incorporated West Sacramento is nine miles north of Clarksburg (12 minutes driving time via Jefferson Boulevard). Southport is being actively planned for major urban development under the 1991 Southport Framework Plan which covers 7,120 acres and calls for 14,050 residential units within the Plan Area. The City of West Sacramento is actively taking steps to upgrade its levees to the current 200-year standard, including Southport. Unlike the sparsely-populated rural Clarksburg area, Federal and State funding would (eventually) be available to upgrade the levees to protect the large population of West Sacramento, including Southport.

Southport development applications currently being processed by West Sacramento include Yarborough, for 3004 dwelling units, near the southern City limit of West Sacramento (10 – 12 minutes driving time from Clarksburg), and River Park, for 2,786 dwelling units. There are also other smaller residential projects in Southport and elsewhere in West Sacramento being processed for approval. Already- approved new housing is under construction or will be when the housing and lending markets stabilize.

See attached **EXHIBIT A**, City of West Sacramento “*Major Discretionary Permits Currently Under Review by the Planning Division as of April 17, 2007*,” (4 pp.) and **EXHIBIT B**, map, “*West Sacramento Major Developments*”, map of major projects in the planning, permitting or construction phase as of August 2006.¹

The City of Sacramento is processing approval of the Delta Shores project, for 4,600 to 5,900 homes on 800 acres in the City of Sacramento at its southern boundary, immediately east of Freeport. Delta Shores is 4 to 5 miles north of Clarksburg, via River Road and the Freeport Bridge (10 minutes driving time). See attached **EXHIBIT C**, City of Sacramento “*Projects and Information, Delta Shores*,” (1 pg.) and **EXHIBIT D**, Notice of Preparation of Environmental Impact Report, April 12, 2007, pages 1 – 5.

Substantial existing housing is also available in nearby Sacramento neighborhoods, including Pocket and Greenhaven, which are immediately north of Freeport and planned Delta Shores. Some Yolo farmers now live in those neighborhoods.

A location map is shown on **EXHIBIT D**, p. 3.

c. The Yolo County General Plan Housing Element predicts that only 27 additional housing units will be needed in Clarksburg by 2020

See Commission Staff Report, March 27, 2008, p. 6, and Draft OSMSP EIR, August 2004, p. 4.10-6. Per the Yolo County General Plan Housing Element, 123 new housing units are not needed at Clarksburg.

¹ Exhibits A and B also show the proposed annexation and development of “Vino de Lago” (formerly “University Park”), which is now unincorporated farmland immediately south of the east-west levee between the Sacramento River and the Ship Channel which is the southern boundary of West Sacramento. That project is unlikely to go forward due to opposition and lack of any funding or plan for upgrading the clearly inadequate levees south of that east-west levee which is the City limit.

- d. **The proposed residential component of the Project is not needed for, nor can it substantially contribute to, the success of the project's non-residential commercial uses, and will create very few new jobs.**

The proposed residential development is not necessary for the success of existing and future wineries and other non-residential commercial uses of the Project site. The commercial uses will succeed or fail on their own economic viability. Increasing Clarksburg's population by 123 new homes is inadequate to attract and maintain additional retail services and employment in Clarksburg or to support commercial activities in the Sugar Mill project.

As a practical matter, winery activities generate odor, noise, and nighttime lights which make the location less than ideal for medium and high density residential uses.

There is no evidence that new jobs would be created by the residential component of the project, other than temporary construction jobs, and a few housekeepers.

- e. **The project is unlikely to provide housing for Sugar Mill employees**

See above discussion regarding present and future availability of housing in nearby urban areas which have or are being planned for flood protection. Most jobs provided by wineries and small and medium-size retail activities do not pay enough for employees to buy or qualify for loans to buy new homes such as those likely to be offered by the OSMSP project.

As with most other small suburban islands in the midst of Central Valley farmland, most future Sugar Mill residents would commute by automobile to urban employment centers.

Increasing Clarksburg's population by 123 new homes is inadequate to attract and maintain additional retail services and employment in Clarksburg or to support commercial activities in the Sugar Mill project.

2. **The project is inconsistent with the requirement of Land Use Policy 4 that "flood protection and support infrastructure" be "*already* provided"**

The Staff Report dated March 27, 2008, correctly points out that neither flood protection nor support infrastructure are "already provided" in the Clarksburg community. Hypothetically, even if that project or another entity were to provide 100-year flood protection – which is not the situation here – the project would be inconsistent with LU-4 because flood protection and support infrastructure are not "*already* provided."

No rational argument be made that flood protection was "*already* provided" when Yolo County approved the revised project (nor is there substantial evidence that flood protection will be provided in the future). The use of the phrase "*already* provided" by Commission when it drafted and approved the Land Use Management Plan, instead of a phrase such as "will be provided at the time of the project construction" is consistent with the Legislature's intent stated in Public Resources Code § 29704 of the Act, as follows:

"The legislature further finds that improvements and continued maintenance of the levee system will not resolve all flood risks and that the delta is inherently a floodprone area

wherein the most appropriate land uses are agriculture, wildlife habitat, and, where specifically provided, recreational activities.”

The creation of suburban islands housing urban commuters in the Primary Zone was clearly not the intention of either the Legislature or the drafters of the Land Use Management Plan for the Delta.

Elevating homes per updated FEMA requirements theoretically would mitigate for the hazard of building in a deep flood hazard area lacking flood protection, but is not flood protection of the project site, nor does it make the project site a place “where support infrastructure and flood protection are already provided.” The Commission has already found that there is no evidence that the Sacramento River levees protecting Clarksburg meet the current Corps and FEMA standards for even minimal 100-year flood protection. As pointed out at the last hearing, RD 999 has already notified landowners that the Corps has determined that its Solano County levees provide less than 100-year protection and that RD 999 (including Clarksburg) will be mapped into a formal FEMA flood hazard zone.

The elevation of proposed Sugar Mill homes one foot above the 100-year flood level does not meet the Act’s requirement that: “The general plan and any development approved or proposed that is consistent with the general plan will not expose the public to increased flood hazard.” (Public Resources Code §29763.5(g)).

For example, it is unlikely that elevated wood-frame homes could withstand the lateral forces of velocity and volume of the currents accompanying floodwaters from a levee breach at the 100-foot surface water elevation next to or in the vicinity of the Project site, and there is no showing of the engineering standards that would accomplish this. In such circumstance, safety of homes could be assured only if atop dirt mounds or if constructed with fortress-strength concrete first stories. As pointed out in previous hearings and documents, the surface elevation of the Sacramento River at 100-year flood stage is at least ten or more feet higher than the elevation of the project site. A levee breach next to or in the vicinity of the project site would release a huge volume of water of considerable depth flowing at high velocity inland from the breach. There is no evidence that a wood frame structure bolted to its foundation and fully compliant with FEMA “floodproofing” standards could withstand the force of such volumes of water moving in the volumes and at velocities that could be expected in the vicinity of a levee breach on the Sacramento River at that location during the 100-year high water event.

As another example, any Sugar Mill resident caught at ground level on foot or in an automobile (such as attempting to flee the area) or on a bicycle in the vicinity of such a levee break would be in grave danger of perishing. Any personal property and automobiles at ground level would likely suffer irreparable damage.

As pointed out by Earthjustice, on behalf of NRDC at previous hearings, the FEMA 100-year standard does not provide an adequate level of flood protection for suburban development.

B. The adoption of SB 5 (2007) did not weaken the requirements of the Delta Protection Act and the Land Use Management Plan for the Primary Zone.

It was suggested at the previous hearing that the passage of SB 5 in 2007 may have codified a lesser standard for flood protection that superceded the relevant parts of the Delta Protection Act

and the Land Use Management Plan for the Primary Zone. Review of SB 5 does not support that suggestion.

The Legislature, in the Delta Protection Act, formally recognized the Delta as a floodprone area "of critical statewide significance due to the public safety risks and the costs of public emergency responses to floods". (Public Resources Code §29704). The Act recognizes the Primary Zone as a unique area and mandates a Land Use and Resources Management Plan that imposes substantial restrictions on local land use authority within the Primary Zone, including the requirement that a County General Plan and any development thereunder "will not expose the public to increased flood hazard." (Public Resources Code §29763.5(g)). Consequently, the Land Use Management Plan imposes significant restrictions on new development in the Primary Zone.

SB 5 sets minimum standards for development within any "urban" or "urbanizing area" of the Sacramento San-Joaquin Valley which is subject to flood hazard (Government Code §§ 65865.5, 65962, 66474.5). Restrictions on development are limited to "urban areas", which are defined as developed areas having a population of 10,000 or more, and to "urbanizing areas" which are anticipated or planned to have a population of 10,000 or more within the next 10 years. (Government Code §§ 65007(i) and (j)). Nothing in the Primary Zone would be an "urban or urbanizing area" under the definition of SB 5.

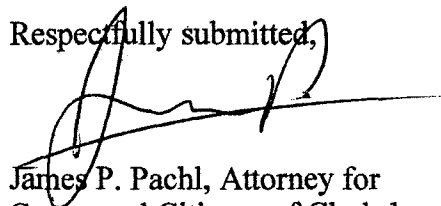
SB 5 does not prohibit any State entity (such as the Delta Protection Commission) or local government from imposing more protective requirements for new development within its jurisdiction in accordance with the applicable laws and regulations, as long as the level of protection offers the minimum protections required by SB 5. SB 5 does not mention the Delta Protection Act or the Delta itself, and contains no language that could be construed as modifying the Act or the Land Use Management Plan or reducing the level of flood protection required by the Act or Plan for new development within the Primary Zone.

It was very clear that the intention of the Legislature and authors of SB 5 was to strengthen flood protection throughout the Central Valley and to restrict development within flood hazard areas having, or anticipated to have, populations of 10,000 or more.

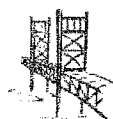
There is absolutely no rational basis to contend that the Legislature and authors of SB 5 intended to reduce or weaken the restrictions on residential development in the Primary Zone which are mandated by the Delta Protection Act and Land Use and Resource Management Plan for the Primary Zone.

For all of the reasons stated above and in previous submissions to the Commission, the project remains inconsistent with Land Use Policy 4.

Respectfully submitted,



James P. Pachl, Attorney for
Concerned Citizens of Clarksburg



WEST SACRAMENTO

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News

Major Planning Applications

Major Discretionary Permits Currently Under Review by the Planning Division as of April 17, 2008

Major Residential Projects in Southport

[River Park](#)
[Vina Del Lago \(formerly University Park\)](#)
[Yarbrough](#)
[The Parks at Southport](#)

Other Applications

[Fulcrum Capital Properties](#)
[River View Condominiums](#)
[River Edge](#)
[SacPort Regional Terminal LLC](#)
[Marcum](#)
[Habitat](#)
[Raley Field Amphitheater](#)
[Hawthorn Suites Hotel](#)
[PrimaFuel Biodiesel Facility](#)
[North Urban Expansion Area](#)
[La Quinta Hotel](#)
[Arges General Plan Amendment](#)

Southport Decision Making Process

Southport Development Decisions

Three major residential project encompassing over 8,000 units are continuing to be reviewed in the Southport area. Which projects are approved and at what level is referred to as the Southport Decision Making Process. A status of three major residential projects was presented to the City Council on September 12, 2007. Yarbrough and River Park projects will have their planning entitlements heard before the Planning Commission in the spring of 2008. Copies of the environmental impact report for Yarbrough is available through the following link:

- [Yarbrough draft EIR](#)

City Council Reports:

- [August 8, 2007 Agenda Report - Southport Decision Making Process](#)
- [August 8, 2007 Agenda Report - Global Traffic Report, River Park & Yarbrough](#)
- [September 12, 2007 Agenda Report - Southport Decision Making Process](#)

Planning Commission Reports:

- [October 20, 2005 Agenda Report](#)
- [November 3, 2005 Agenda Report](#)
- [December 15, 2005 Agenda Report](#)
- [September 21, 2006 Agenda Report](#)
- [April 19, 2007 Agenda Report](#)

September 28, 2005 Community Meeting Materials:

- [Agenda](#)
- [FAQ](#)
- [PowerPoint Presentations](#)

EXHIBIT A

October 27, 2005 Community Meeting Materials:

- Agenda
- Summary Report of 9/28 Meeting

White Paper

The Southport area of our City faces major development decisions within the next year. In order to familiarize citizens with the Southport development issues facing our community the attached paper has been prepared. It provides a background of the Southport Framework Plan, the growth that has been occurring in Southport since 2000, the major development applications and their status, and the issues that need to be weighed by the community in the Southport Decision Making Process. The paper is a working document and will be periodically updated as new information becomes available. We hope that you find the information in this report helpful.

[Link to White Paper](#)

[Summary Report - November 2005](#)

[Super Cumulative Traffic Study & Executive Summary](#)

Three Major Residential Projects in Southport**Exhibit Showing all Five Major Projects**

River Park (GPA and REZ 04-01)- This application proposes a general plan amendment, rezone, and planned development permit on 446.5 acres. The project comprises a major portion of the Southeast Village and is bounded on the north by Davis Road, on the east and south by the Sacramento River and on the west by the former Yolo Short Line track. The application proposes among other things to decrease the amount of low density residential land and recreation and parks and increase the amount of medium density residential and high density residential. A thirty-seven plus acre community park is being proposed consistent with the existing general plan along the Sacramento River. The project as revised would involve 2,785 residential units. Revisions to the Draft Environmental Impact Report for portions of Sections 3.3, 3.8, 3.14, and Chapter 5 were released for public review in June, 2007. Public workshops were held before the Planning Commission on December 7, 2006, March 1, 2007, January 17, 2008 and March 6, 2008. The applicant has submitted an application to split the property into 50 large parcels. The City Council will hear an introductory presentation on the project on March 12, 2008. The Planning Commission will hold a public hearing on this project on April 17, 2008.

[Developer Project Descriptions](#)

City Contact: [David Tilley](#), Senior Planner

Vina del Lago (formerly University Park) (GPA 03-01, TSM 03-04)- This is an application to annex 587 acres to the City and to establish General Plan and Pre-Zoning for medium density residential, high density residential, rural residential, commercial and open space land uses. The project site is south of the City limits, between the Deep Water Ship Channel, the City's southerly incorporated limits and the Sacramento River. Approximately 2,213 housing units are proposed. One land use plan includes an active adult community. The alternative land use plan would not be age restricted.

City Contact: [Sandra White](#), Senior Planner

Yarbrough (GPA and REZ 04-02)- This application proposes a general plan amendment and rezone on 710 acres. The project comprises a major portion of the Southwest Village and lying on both sides of Jefferson Boulevard, bounded by Bridgeway Lakes community and generally Bevan Road on the north, the City southerly limits on the south, and the Deep Water Ship Channel on the west. The application is proposing up to 3,004 dwelling units, 150,000 square feet of commercial, an 18-hole public golf course and a 75 acre interconnected lake and canal system. Proposed residential land uses consist of low, medium, and high density, along with mixed-use at the village core. A draft environmental impact report was released for public comment in June 2007. The public comment period for the draft EIR ended on July 30, 2007. The Planning Commission held a workshop on the Draft EIR on July 19, 2007. Workshops on the project were held before the Planning Commission on December 6, 2007 and February 7, 2008. The Planning Commission held public hearings on the project on March 20, 2008 and April 3, 2008. The City Council heard an initial presentation of the project on March 12, 2008 and held an additional workshop on the project on April 16, 2008.

Yarbrough Project Application: [Introduction](#), [Chapter 2](#), [Chapter 3](#), [Chapter 4](#), [Chapter 5](#),

EXHIBIT A -2

Chapter 6, Chapter 7, Chapter 8, Chapter 9, Appendices

Yarborough Master Design Guidelines: Introduction, Chapter 2, Chapter 3, Chapter 4, Chapter 5, Chapter 6

Yarborough Final EIR: FEIR

City Contact: Charline Hamilton, Development Services Manager

THE FOLLOWING APPLICATION IS INACTIVE:

The Parks at Southport (GPA 02-2)- This application by Blackridge Southport LLC is the first portion of a major application that seeks to amend the General Plan and makes zoning amendments for approximately 279 acres of land within the Southport Business Park. The project area is located generally south of Carlin Drive, east of the Deep Water Ship Channel, west of the Main Drain Canal and north of the Bridgeway Island subdivision. The application calls for rezoning of lands from heavy industrial, light industrial, and business park to low density residential, medium density residential, heavy density residential and public quasi-public and recreation and parks. Designations involving high density residential, mixed use and neighborhood commercial would remain on the site. The application provides over 22 acres of parks. The applicant is in the process of preparing applications for amendments to PD-21, the Southport Business Park development agreement, and a vesting tentative map. Approximately 2,050 single and multi-family residential units would be planned for the site.

Developer Project Descriptions

****This application was suspended by the City on September 12, 2006****

City Contact: Jim Bermudez, Senior Planner

Other Applications

Fulcrum Capital Properties (GPA 04-04): This application proposes to amend the circulation plan for the Triangle Specific Plan by creating an internal grid system to distribute traffic generally on an east-west basis; and an internal road couplet around a neighborhood park. The project consists of 58 acres and approximately 3.6 million square feet of commercial (office & retail uses) and up to 2,787 housing units. An Environmental Impact Report is under preparation and expected to be released in summer 2008.

City Contact: David Tilley, Senior Planner

River View Condominiums (TSM 06-10, DA 06-02)- The project proposes to develop both the Robinson Trucking and City property on Delta Lane with a mixed-use development. The project would involve both a vesting tentative map and development agreement to include 1,197 condominiums in three 24-story buildings on top of a five-level parking garage with approximately 12,500 square feet of ground floor commercial.

City Contact: Jim Bermudez, Senior Planner

River Edge (TSM 06-09)- The proposed project is located approximately 300 feet south of the Tower Bridge and runs south approximately 1,200 linear feet along the Sacramento River. The application seeks approval of a vesting tentative map to divide two existing parcels totaling 15 acres into ten parcels. The project proposes a mixture of uses; 791 residential units, retail space totaling 84,480 square feet, and office space of 30,000 square feet.

City Contact: David Tilley, Senior Planner

Marcum (GPA & REZ 07-01; TSM 07-04)- This is an application for a general plan amendment from Public Quasi Public (PQP) and Open Space (OS) to Low Density Residential (LR) and a rezone amendment from Public Quasi Public (PQP) and Public Open Space (POS) to Residential One Family (R-1-B) on 5 acres. A tentative map to divide one parcel into a 23-lot subdivision and an additional lot for canal maintenance is also part of this application. The project is located on the east side of Otis Avenue, north of the Bridgeway Lakes development, and west of the main drain.

City Contact: Kathy Allen, Assistant Planner

Habitat Tentative Subdivision Map (TSM 07-10)- This is an application for a tentative subdivision map for condominium purposes. The applicant proposes to develop 61 condominium units on a 1.32 acre site located at 620 4th Street. The project would include construction of a parking garage which will be located underneath a portion of the units. The parking garage would provide 63 parking spaces. The other required parking spaces would come from on-street parking.

City Contact: Jim Bermudez, Senior Planner

Raley Field Amphitheater (CUP 07-08)- This is an application for an open-air amphitheater to be located at the Raley Field complex. The amphitheater would be located on approximately 1.5 acres and would be located behind center field on the eastern side of the

EXHIBIT A - 3

Raley Field site. The amphitheater is roposed to seat 2,800 people in removable chairs or 1,300 people at tables. Limited seating would also be provided in a row of box seats, four suites and a section of bleachers. 700 people could also be seated on the elevated grass berm, located behind the box seats. The environmental document for this project is currently being prepared. Public Hearings for the amphitheater project will be held mid-2008.
City Contact: David Tilley, Senior Planner

Hawthorn Suites Hotel (CUP 07-10)- This is an application for a 3-story, 76 room "all suites" hotel located at 4590 West Capitol Avenue. The hotel is proposed to be 51,882 square feet and would include a breakfast area, exercise room and business center. The applicant is requesting a conditional use permit for a floor area ratio exception to increase the allowable floor area ratio from 40% to 55%. A public hearing will be conducted before the Planning Commission on April 17, 2008.
City Contact: Kathy Allen, Assistant Planner

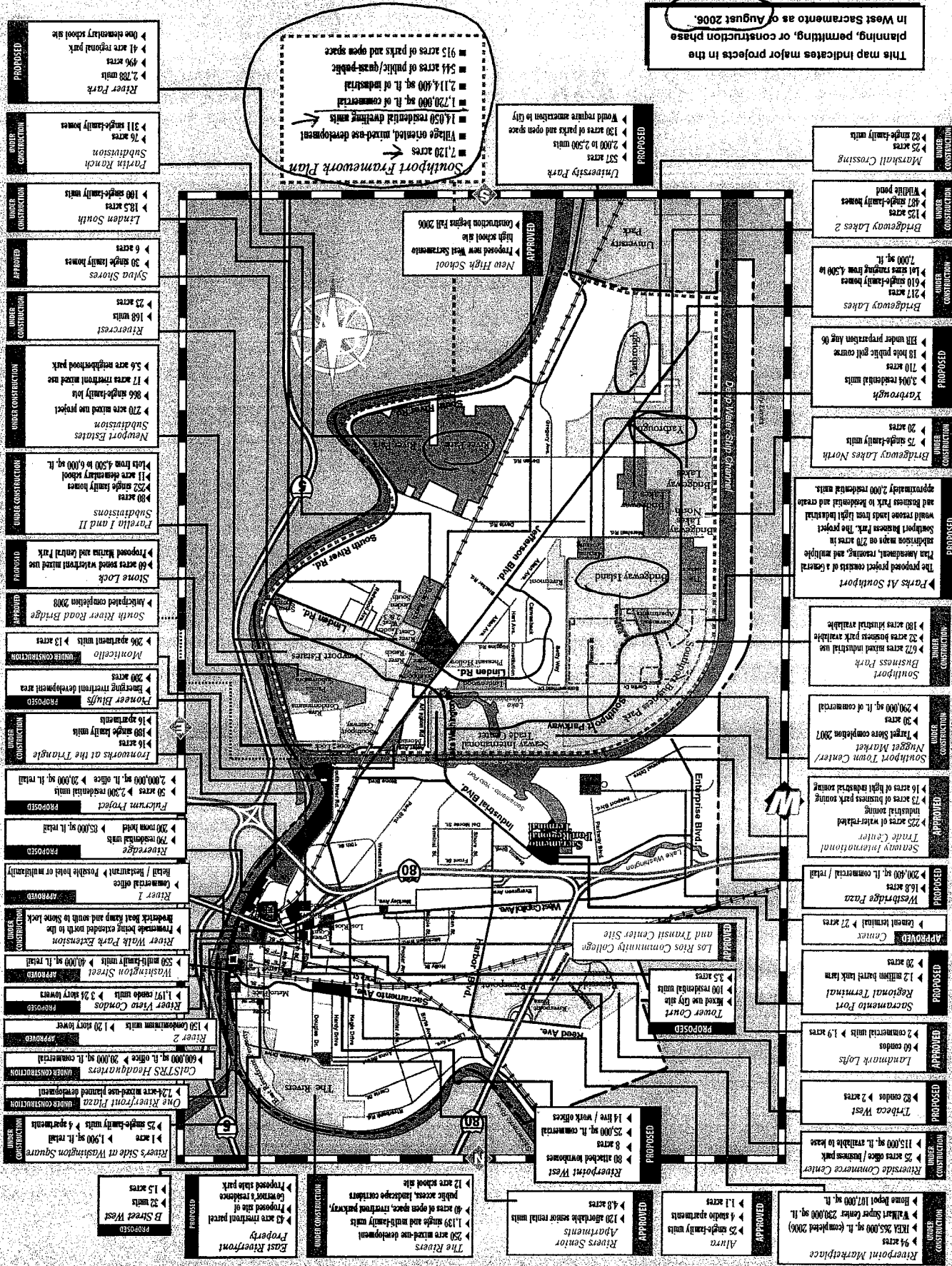
Primafuel Biodiesel Facility (CUP 07-13)- This is an application for a biodiesel manufacturing facility and biodiesel storage terminal to be located at the Port of Sacramento on a 12.2 acre site. The project includes development of 12 storage tanks which would hold approximately 1 million barrels of bulk liquids at full buildout. The storage tanks would hold a variety of substances including various vegetable oils, methanol, ethanol, sodium hydroxide in methanol solution, glycerin and biodiesel. Development would also include construction of a 30,000 square foot facility containing the biodiesel processing units, maintenance area, and quality control laboratory.
City Contact: Jim Bermudez, Senior Planner

North Urban Expansion Area (GPA and REZ 07-04)- This is an application to annex the 600-acre notch area south of the Sacramento Bypass and approximately 2,100 acres north of the Sacramento Bypass to the City. This is also an application to establish General Plan and Pre-Zoning for Community Commercial, Business Park, Light Industrial, Heavy Industrial, Open Space, and Public Quasi Public for the notch area and General Plan and Pre-Zoning for Medium Density Residential, Neighborhood Commercial, Community Commercial, Open Space and Recreation and Parks for the area north of the Sacramento Bypass.
City Contact: Jim Bermudez, Senior Planner

La Quinta Hotel (CUP 08-05)- This is an application for a 3-story 63 room hotel located at 3980 Lake Road. The hotel is proposed to be 37,200 square feet and would include an indoor pool and exercise room. The applicant is requesting a floor area ratio exception to increase the allowable floor area ratio from 40% to 71%.
City Contact: Sandra White, Senior Planner

Arges General Plan Amendment (GPA 08-01 & REZ 08-01)- This is an application for a General Plan Amendment and Rezone of a 0.59 acre property from single family residential (R1-B) to river mixed use (RMU). The project is located at the southwest corner of Jefferson Boulevard and Devon Avenue.
City Contact: John Powderly, Assistant Planner

WEST SACRAMENTO



This map indicates major projects in the planning, permitting, or construction phase in West Sacramento as of August 2006.

Southport Framework Plan

- 1,120 acres
- 14,050 residential dwelling units
- 1,720,000 sq. ft. of commercial
- 2,114,400 sq. ft. of industrial
- 544 acres of public/quasi-public
- 915 acres of parks and open space

University Park

- 331 acres
- 2,000 to 2,500 units
- 130 acres of parks and open space
- World require annexation to city

New High School

- Proposed new West Sacramento high school site
- Construction begins Fall 2006

Marshall Crossing

- 82 single-family units
- 25 acres

Bridgeview Lakes 2

- 125 acres
- 487 single-family homes
- Wildlife pond

Bridgeview Lakes

- 217 acres
- 610 single-family homes
- 1st acres ranging from 4,500 to 7,000 sq. ft.

Yarborough

- 3,004 residential units
- 18 hole public golf course
- 710 acres
- 830 under preparation Aug 06

Bridgeview Lakes North

- 20 acres
- 75 single-family units

Parks At Southport

The proposed project consists of a general plan amendment, rezoning, and multiple subdivision maps on 270 acres in Southport Business Park. The project would preserve lands from light industrial and business park to residential and create approximately 2,000 residential units.

Southport

- 672 acres mixed industrial use
- 32 acres business park available
- 180 acres industrial available

Southport Town Center

- Target store completion 2007
- 290,000 sq. ft. of commercial
- 30 acres

Nugget Market

- 75 acres of high industrial zoning
- 16 acres of business park zoning

Sanjour International Trade Center

- 225 acres of water-related industrial zoning
- 75 acres of business park zoning

Westbridge Plaza

- 200,400 sq. ft. commercial / retail
- 166 acres

Central

- Element terminal / 27 acres

Sacramento Port

- 12 million barrel tank farm
- 20 acres

Landmark Lofts

- 60 condos
- 2 commercial units
- 1.9 acres

Trabea West

- 82 condos
- 2 acres

Riverside Commerce Center

- 115,000 sq. ft. available to lease
- 25 acres office / business park

Alura

- 25 single-family units
- 4 studio apartments
- 1.1 acres

Rivers Senior Apartments

- 120 affordable senior rental units
- 4.8 acres

Riverpoint West

- 80 attached townhomes
- 8 acres
- 25,000 sq. ft. commercial
- 14 live / work offices

The Rivers

- 250 acre mixed-use development
- 1,139 single and multi-family units
- 40 acres of open space, riverfront parkway, public access, landscape corridors
- 12 acre school site

East Riverfront Property

- 43 acre riverfront parcel
- Proposed site of former residence
- Proposed state park

B Street West

- 33 units
- 1.5 acres

River's Side at Washington Square

- 1 acre
- 1,900 sq. ft. retail
- 25 single-family units

One Riverfront Plaza

- 124-acre mixed-use planned development

CalSTRS Headquarters

- 600,000 sq. ft. office
- 20,000 sq. ft. commercial

River 2

- 130 condominium units
- 1.20 story tower

River View Condos

- 1,191 condo units
- 3.24 story towers

Washington Street

- 550 multi-family units
- 40,000 sq. ft. retail

River Walk Park Extension

- Freeway being extended north to the riverfront

River 1

- Commercial office
- Health / Restaurant
- Possible hotel or multifamily

Riveredge

- 700 residential units
- 200 room hotel
- 65,000 sq. ft. retail

Fulcrum Project

- 50 acres
- 2,000 sq. ft. office
- 20,000 sq. ft. retail

Ironworks at the Triangle

- 16 acres
- 180 single family units
- 16 apartments

Pioneer Bluffs

- Interregional development area
- 200 acres

Monticello

- 206 apartment units
- 13 acres

South River Road Bridge

- Anticipated completion 2008

Stone Lock

- 60 acres pond waterfront mixed use
- Proposed marina and central park

Paradise II

- 252 single family homes
- 11 acre elementary school
- Plot from 4,500 to 6,000 sq. ft.

Newport Estates

- 270 acre mixed use project
- 866 single-family lots
- 5.6 acre neighborhood park

Riverwest

- 168 units
- 23 acres

Shiva Shores

- 30 single family homes
- 6 acres

Linden South

- 185 acres
- 180 single-family units

Parlin Ranch

- 76 acres
- 311 single-family homes

River Park

- 2,708 units
- 956 acres
- 41 acre regional park
- One elementary school site

Delta Shores

Mercy General Hospital

Railyards

Sutter Medical Center

More...

Contact DSD

About DSD

Application Search

Customer Warranty

Frequently-Asked
Questions

Job Opportunities

Maps

MATRIX

Development Services
Homepage

Projects and Information

There are two projects proposed for the Delta Shores area: Delta Shores and Stone-Boswell.

Delta Shores

The current proposal for Delta Shores is a request to develop an 800+ acre master planned community. The Delta Shores Master Plan is envisioned as a compact residential community of approximately 4,600 to 5,900 new homes with two mixed-use retail centers - a regional oriented Town Center and a Neighborhood Village Center.

The Delta Shores Master Plan also includes significant open space, recreation and non-vehicular circulation amenities that serve to enhance the livability and sustainability as a whole. SunCal Companies will be developing the residential component. M&H Properties will develop the Town Center and Neighborhood Village Center. (www.discoverdeltashores.com)

Land Use	Acres
Residential	
Low Density (4-7 du/ac)	126.0
Medium Density (8-14 du/ac)	229.0
High Density (15-22 du/ac)	61.8
Mixed-Use (23-30 du/ac)	18.2
Commercial	
Regional Commercial	125.6
Neighborhood Commercial	8.7
Parks	
Community Park	26.9
Neighborhood Park	25.9
Mini Parks	6.5
Detention/Park (west I-5)	2.6
Open Space	40.8
Schools	20.0
Backbone Circulation	100.3
Utilities	4.6
Community Center (Private)	3.1
TOTAL	800.0

Links

- [Application](#) (PDF - 4 MB)
- [PUD Guidelines](#) (PDF - 20 MB)
- [Notice of Preparation for an Environmental Impact Report \(EIR\)](#) (PDF - 33 MB)

Maps

- [Application Illustration](#) - 5 MB (PDF)
- [Community Plan](#) - 3.6 MB (PDF)
- [Delta General Plan](#) - 4.7 MB (PDF)
- [Zoning](#) - 1.5 MB (PDF)
- [Tentative Map East](#) - 26 MB (PDF)
- [Tentative Map West](#) - 27 MB (PDF)

EXHIBIT C



DEVELOPMENT SERVICES DEPARTMENT

CITY OF SACRAMENTO
CALIFORNIA

2101 ARENA BLVD 2nd FLOOR
SACRAMENTO, CA 95834

DATE: April 12, 2007

TO: Interested Persons

FROM: Dana Allen, Senior Planner

SUBJECT: NOTICE OF PREPARATION FOR AN ENVIRONMENTAL IMPACT
REPORT (EIR) FOR THE DELTA SHORES PROJECT (P06-197)

PUBLIC REVIEW PERIOD: April 12, 2007 through May 14, 2007

PUBLIC SCOPING MEETING: Monday, April 30, from 6:00 to 7:30 pm
Samuel Pannell Meadowview Community Center,
2450 Meadowview Road,
Conference Room A/B

Introduction

The City of Sacramento, Development Services Department, will be the Lead Agency for the preparation of an Environmental Impact Report (EIR) for the Delta Shores project (proposed project, P06-197). The California Environmental Quality Act (CEQA), Section 15082, states that once a decision is made to prepare an EIR, the lead agency must prepare a Notice of Preparation (NOP) to inform all responsible agencies of that decision. The purpose of the NOP is to provide responsible agencies and interested persons with sufficient information describing the proposed project and its potential environmental effects to enable them to make a meaningful response as to the scope and content of the information to be included in the EIR. The responses to this NOP will help the City of Sacramento determine the scope of the EIR and ensure an appropriate level of environmental review.

The EIR will evaluate the potential environmental impacts of the proposed project and recommend mitigation measures, as required. The EIR will provide a project-specific evaluation of the environmental effects of the proposed project, pursuant to Section 15161 of the CEQA Guidelines.

EXHIBIT D

1

April 12, 2007

Project Background

In 1983, the City approved the Delta Shores Planned Unit Development (PUD) which was intended to be comprised of predominately employment-generating uses (i.e., high technology industrial, office, commercial, and retail) with limited residential development.

Although identified for urban uses as part of the 1983 PUD, the project site has remained undeveloped and has been used primarily for agricultural purposes. Tomatoes, sugar beets, wheat, corn, safflower, and alfalfa were all crops grown on the project site. Storm drainage and sewer infrastructure is located in the eastern portion of the site including sewer pipelines ranging in size from 8 to 21-inches and drainage pipes from 12 to 78-inches. Although the majority of this infrastructure was never fully utilized for development consistent with the previously granted PUD, a portion of the improvements along the eastern edge of the site currently serve existing development to the north. In addition to overhead utility lines that are adjacent to the northern boundary of the project site, the site is also bisected by twin 66-inch sewer force mains associated with the Sacramento Regional County Sanitation District (SRCSD) Lower Northwest Interceptor Project.

The majority of the project area is designated for Industrial-Employee Intensive uses, with smaller areas of Community/Neighborhood Commercial and Offices, Low Density Residential, Medium Density Residential, Regional Commercial and Offices, Parks-Recreation-Open Space, and Public/Quasi-Public-Miscellaneous uses under the City's General Plan. Zoning districts for the project site include Agricultural (A), Shopping Center-PUD (SC-PUD), Single Family Alternative Residential-PUD (R-1A-PUD), and Manufacturing, Research & Development-PUD (MRD-PUD) under the City's Zoning Ordinance. The existing Airport/Meadowview Community Plan designates the project area as high tech industrial, commercial, office, residential, and general public facilities. As such, the City of Sacramento General Plan and Airport Meadowview Community anticipate Industrial-Employee Intensive and Low Density Residential uses for this area. The City is in the process of updating both the General Plan and Community Plan.

Project Location

The proposed project site is located in the City of Sacramento (see Figure 1) on approximately 800 acres in the south Sacramento area along Interstate 5 (I-5). The project site is located adjacent to a developed area southwest of the I-5 Meadowview Road Pocket Road freeway exit. I-5 runs in a north/south direction and bisects the western portion of the project site. The western portion of the project site consists of approximately 120 acres and is located west of I-5, bounded by Freeport Boulevard to the west and the Bartley Cavanaugh Golf Course to the south. The eastern portion of the project site consists of the remaining 680 acres located on the east side of I-5, bounded by Morrison Creek to the south, existing residential development to the north, and the future alignment of Cosumnes River Boulevard to the east.

Project Site

The project site is almost entirely vacant and undeveloped, supporting agricultural cultivation and open space, as shown on Figure 2. The elevation of the site ranges from approximately 3 feet on the eastern portion of the site to approximately 15 feet on the western portion of the

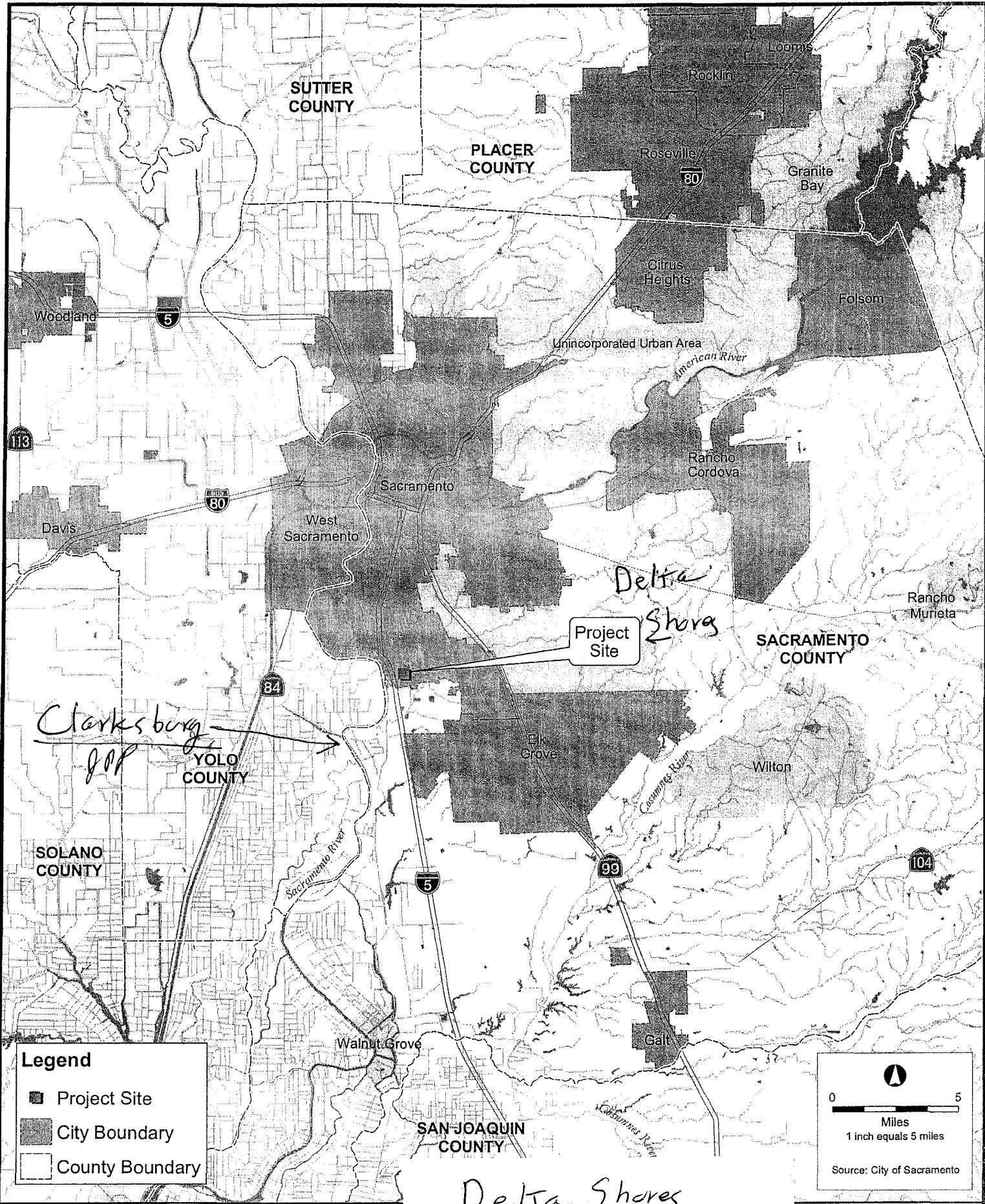


FIGURE 1

Regional Location

EXHIBIT D-3

D51311.00



site. Morrison Creek runs south of the eastern portion of the site and PG&E power lines traverse the northern portion. Based on information from the project's wetland delineation, there are approximately 27.5 acres of waters of the U.S., including wetlands, present within the surveyed project area. These waters lie adjacent to Morrison Creek and the Sacramento River.

The area north of the project site and east of I-5, known as the Meadowview neighborhood, has been developed with single family residential units over the last 30 years. Bordering the project site on the northeast is the federally-owned (U.S. Department of Labor) Sacramento Job Corps facility, which supports a heavy equipment training area. To the south of the Job Corps facility, east of the project site, is vacant privately-owned land zoned for residential uses. The western portion of the project site is adjacent to and north of the City-owned Bartley Cavanaugh Golf Course. South and west of the project site is the Town of Freeport, which is within an unincorporated portion of Sacramento County. On the western portion of the site there is an abandoned dairy with accessory structures adjacent to Freeport Boulevard. These structures would be removed to accommodate the project. The Sacramento River flows west of Freeport Boulevard. There is also a recently developed three-story office complex adjacent to the northern portion of this site.

Bordering the eastern and southern portions of the project site are open space buffer lands owned by the SRCSD. The District's regional wastewater treatment plant is located south of the buffer lands. A recently improved levee along Morrison Creek borders the southern project site boundary in conjunction with the City limits boundary to the east of I-5. The buffer lands have been designed and are managed to support habitat for a variety of plant and animal species. Morrison Creek runs south of the project site and south of the levee, flowing to the west and the south.

Project Description

The proposed project includes the development of an approximately 800-acre master planned community. The Delta Shores project is envisioned as a compact residential community of approximately 4,600 to 5,900 new homes with two mixed-use retail centers – a regional Village Center and a Neighborhood Town Center. The proposed mixed-use community would integrate residential, entertainment, hospitality, retail with integrated professional office uses, and recreational opportunities with parks, schools, and open space (Figure 3).

The proposed project also includes significant open space, recreation, and non-vehicular circulation amenities. The project applicant, SunCal Companies, would develop the residential component, while M&H (Merlone Geier Management, LLC) would develop the commercial areas including the Village Center and Neighborhood Town Center. The Village Center is anticipated to include approximately 1.5 million square feet of retail uses while the Town Center would include approximately 150,000 square feet of retail and incorporated office uses.

The proposed project would be constructed in several phases. The initial phase consists of residential development in two areas, west of I-5 and south of the existing Meadowview neighborhood along the 24th Street Extension. This phase is estimated to be completed prior to construction of the I-5/Cosumnes River Boulevard interchange.

EXHIBIT D-5

